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purchased lots and built homes thereon, if they had not been assured by the plat and recitals or text that the streets and alleys were to be used as such and would not be taken away from them at a later date by Nicholas Hall or his heirs and assigns. If it were not for the streets and alleys shown on his plat, there would be no street or State Road in the Town of New Market!

The Court further found in Teets:

"there has been a long delay in any move towards accepting the asserted offer of dedication. Though mere delay will not bar the right of a municipality to accept dedication and assume control of a street, ... the acceptance must be within a reasonable time, and what is a reasonable time must be determined on the facts of each case...The evidence is clear that neither the County nor the Commission ever undertook to make any use of, or to assume any responsibility for the strip until the Commission's very belated claim of acceptance which was first asserted in 1955." Id at ___, 123 A.2d at 313-314

This also is not the case in the matter now before the Court, where the Town of New Market and the State of Maryland have used the streets and alleys in question, have paved them and maintained them in part, have continued their names as Nicholas Hall stated them on his plat, and the town has shown them on the plats attached to its zoning ordinances and the master plan, and where the public has continually used them as the only streets and public ways in the town.

Although members of the public have used the street and alley in question in the instant case, the Town has not paved all of them in length or width. However, it is seldom that the entire width of a street is paved in such areas. The entire width has not been needed to date (although it is planned in the Master Plan hereinbefore referred to) and the cost of paving the entire width is not warranted at present since it is not all needed presently. There are no sidewalks in the area and shoulders as well as rights of way for access to the street for repairs, etc., are normally left unpaved in such areas. The Town has further not paved streets or alleys upon which no home has been built due to the cost of such improvements and the small size of the town. However the owners of the lots adjacent to most of these streets purchased the lots based